



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Site Plan Review**

#### **Bald Peak Land Co., Inc. and Bald Peak Colony Club (Map 187-Lot 2 & Map 186-Lot 8)(180 Bald Peak Drive & 32 View Drive)**

**January 13, 2014**

**Applicant: Bald Peak Land Co., Inc. and  
Bald Peak Colony Club  
PO Box 201  
Melvin Village, NH 03850-0201**

**Location: TM 187-2 & TM 186-8; 180 Bald Peak Drive & 32 View Drive**

On 1/8/14 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Bald Peak Land Co., Inc. and Bald Peak Colony Club (hereinafter referred to as the "Applicant" and/or "Owner") to allow the removal of the existing pro shop building and replace that function in the existing Hillcrest structure on the adjacent lot, eventually relocating said building to a more central location on the lot in the Residential/Agricultural Zoning District.

At their regular meeting held on Wednesday, January 8, 2014, the Planning Board approved your application for Site Plan Review of Map 187, Lot 2 and Map 186, Lot 8, located in the Residential / Agricultural zoning district.

The public hearing was closed on 1/8/14. At the regularly scheduled Planning Board meeting on 1/8/14 the Board voted unanimously to Grant the request for Site Plan Review. This approval has the following conditions to be completed prior to the Chairman signing the plat:

1. That the owner sign the plan.
  2. That a note be added to the plat stating that all phases, regardless of when accomplished within the five year maximum timeframe, require inspections for compliance with the plan as part of the Certificate of Use/Occupancy process.
  3. That the final plan is submitted to ODS in electronic format to include both a pdf and an approved cadd file format.
  4. That the Septic approval number to be added to the plan.
- And the following general conditions;

#### **1. Conformance with Plan**

Work shall conform to the final plans submitted to the Office of Development Services and signed by the Planning Board Chair.

**2. Amendments**

Any modification to the original approved plans titled "PHASE 1, PHASE 1A, PHASE 2 SITE PLAN and PHASE 2 LANDSCAPE PLAN, Bald Peak Land Co., Inc., "HILLCREST" 32 View Drive, Moultonborough, New Hampshire, December 17, 2013, By White Mountain Survey and Engineering, Inc." and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes for Board approval. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved site plan, subject to conditions of this approval, which shall be recorded at Town Hall.

**4. Site Plan Regulations**

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

**5. Transfer of Ownership**

The terms, conditions, restrictions and/or requirements of this decision shall be binding on any new owner and its successors and/or assigns.

**6. Progress Reports**

Upon the request, the owner shall submit reports of the progress of the site's completion within five (5) business days.

**7. Construction Practices**

All construction shall be carried out in accordance with Town of Moultonborough ordinances and the Site Plan Regulations, as well as all other pertinent rules and regulations. Additionally, all staging of materials and equipment shall be on-site, and no equipment or materials not directly used in the construction of the site shall be located on site.

**8. Construction Requirements**

- a. All construction shall occur on site; no construction shall occur or be staged within State rights of way.
- b. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner prior to the issuance of a Certificate of Occupancy for the site.
- c. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- d. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

**9. Fire Department**

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

**10. Code Enforcement Officer**

All work shall comply with the requirements of the office of Development Services as affected by this decision, and shall at a minimum, include the Building Code, Zoning Ordinance, Site Review

Regulations, Noise Ordinance, etc. A Certificate of Occupancy shall be applied for and issued prior to use of the Hillcrest structure.

**11. Utilities**

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

**12. Lighting**

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

**13. Signage**

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

**14. E-911 Numbering**

The site shall conform to the Town of Moultonborough Building Numbering System Ordinance (Section 20), as applicable, prior to the issuance of a Certificate of Occupancy for the site.

**15. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**16. Violations**

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code Enforcement Officer, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Tom Howard  
Chairman, Planning Board

Date 1-22-14